

From: "Carl H. Craig" <ccraig@firstbank.com> on 04/11/2006 12:50:03 PM

Subject: Commercial Real Estate Lending

The Federal Reserve Board of Governors
20th Street and Constitution Ave. N.W.
Washington, D.C. 20551

Dear Sirs,

My name is Carl Craig. I serve as Senior Vice President, Commercial Lender, of The First Bank & Trust Co. located in Staunton, Virginia. I am writing to strongly oppose the proposed regulations regarding commercial real estate lending (Docket No. OP-1248" Commercial Real Estate Proposal).

- (1) The agency should not issue this one-size-fits all Guidance. The Board should first "regulate banks that are making risky loans before imposing penalties on the entire industry".
- (2) This is regulatory overkill and it will hurt real estate lending for banks that are currently complying with regulations.

Do not punish our Bank and many others for doing a good job but dealt directly with Banks who have not focused on underwriting and credit quality.

Sincerely,

Carl H. Craig, Jr., SVP
First Bank & Trust Company
Staunton, Virginia 24401

Thank you.